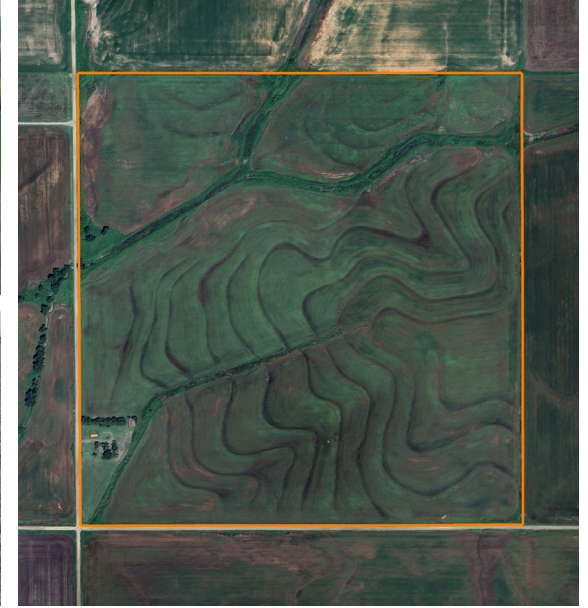


LAND FOR SALE

160 +/- ACRES OF TILLABLE GROUND WITH OLDER HOMESTEAD AND LOADED WITH UPLAND BIRDS

PRICE: **\$460,000**
COUNTY: **KAY**
STATE: **OKLAHOMA**
ACRES: **160**



PROPERTY FEATURES

- Located 6 miles west of Highway 77 in Ponca City
- ½ mile south from paved Hubbard Road
- Rural water and power nearby
- All of the seller's minerals will convey
- Older home and homestead on the property
- Water well near the home
- 40'x40' barn
- 2024 taxes \$904
- Immediate possession at closing, seller to harvest winter wheat this summer.
- Seller does farm the ground but will not continue farming it past the 2025 wheat harvest



For more information, contact:

PAUL SMITH, Land Agent

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